

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: June 20, 2022
RE: Zoning Amendment – KDFN C-112B

ISSUE

An application to amend the zoning of Kwanlin Dün First Nation (KDFN) Settlement Land Parcel C-112B-2, and a portion of KDFN Settlement Land Parcels C-112B-1 and C-112B-3 from FP – Future Planning to RCS2 – Comprehensive Residential Single Family 2 consisting of Phase I and Phase II of a proposed residential development.

REFERENCES

Location Map (Appendix A)
2021-0121 Yukon Environmental & Socio-Economic Assessment Act (YESAA) Decision Document
2021-0121 Yukon Environmental and Socio-Economic Assessment Board (YESAB) Designated Office Evaluation Report
1990 Conceptual Development Plan, Hillcrest Expansion – Areas C and D
2005 KDFN Self-Government Agreement (SGA)
2020 KDFN Community Lands Plan
2018 Joint Declaration of Commitment
2010 Official Community Plan (OCP)
Zoning Bylaw 2012-20
Proposed Zoning Amendment Bylaw 2022-26

HISTORY

Kwänlin Dün First Nation owns four settlement parcels consisting of 12.38 hectares in Copper Ridge, west of Falcon Drive. The parcels are separated from each other by a City-owned road alignment, which is expected to service the development.

KDFN has applied to rezone a portion of the lands to develop the first two phases of a proposed three phase residential subdivision (Appendix A):

- KDFN Settlement Land Parcel C-112B-2;
- A portion of KDFN Settlement Land Parcels C-112B-1; and
- A portion of C-112B-3

The third phase will be rezoned at a later date once development of the first two phases has begun. The current zoning of the subject parcels is FP which requires rezoning to allow for development.

The proponent completed an analysis of the Phase I area which included review of existing lot configurations and sizes in recent Whitehorse subdivisions, and zoning. The proposed lot configurations were limited due to the existing road alignment separating the parcels.

The analysis concluded that RCS2 - Comprehensive Residential Single Family 2 zoning was the preferred option for both phases, yielding approximately 25 lots for single detached homes or duplexes for Phase 1 in addition to approximately 72 lots for single detached homes or duplexes for Phase 2. The lots will result in land leases to potential residents.

YESAB

The YESAB Whitehorse Designated Office's evaluation of the proposed development (Evaluation Report 2021-0121) determined that the residential development will not have significant adverse effects on the quality of life of Copper Ridge residents or public health.

There were concerns that the proposed development will increase traffic congestion on Falcon Drive and Hamilton Boulevard, however, YESAB noted that the impacts of this project are not expected to be significant. In addition, road infrastructure improvements required for this development have already been implemented as this area was planned to be as part of the Copper Ridge neighbourhood since 1990.

A decision document (Decision Document 2021-0121) was issued on March 23, 2022 allowing the project to proceed, subject to one term and condition requiring a Heritage Resources Impact Assessment (HRIA) be carried out on a portion of the subject site prior to development. The HRIA was completed and any heritage resources found on the subject site will be addressed in the subdivision approval process through a development agreement.

Development Review Committee

The proposal was reviewed by the Development Review Committee on May 4, 2022. The Committee raised concerns regarding the drainage of proposed townhouses which are no longer included in the proposal.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	June 20, 2022
First Reading:	June 27, 2022
Newspaper Advertisements:	July 1 and July 8, 2022
Public Hearing:	July 25, 2022
Report to Committee:	August 1, 2022
Second and Third Reading:	August 8, 2022

ALTERNATIVES

1. Proceed with the amendment under the bylaw process.
2. Do not proceed with the amendment.

ANALYSIS

Site Context

Existing dwellings in the Copper Ridge neighbourhood to the east of the subject site are zoned RS – Residential Single Detached or RR – Restricted Residential Detached. To the west are walking trails which are zoned PE – Environmental Protection. The

proponent will maintain access to the trails west of the development with connector walkways and reroute any trails impacted by the development. The proposed rezoning to RCS2 will complement the existing residential neighbourhood to the east of the subject site.

KDFN Self-Government Agreement and KDFN Community Lands Plan

The subject site is identified as a KDFN Type 3 parcel in the SGA and for residential development and revenue generation in the Community Lands Plan. A guiding policy for the development of new neighbourhoods on KDFN lands is that development must incorporate high standards of design and planning. The proposed rezoning to RCS2 reflects a desire to follow this guiding policy as the RCS2 zone is subject to additional requirements regarding building facades, porches, and access.

Joint Declaration of Commitment

The Joint Declaration of Commitment signed by the City, KDFN, and Ta'an Kwäch'än Council in 2018 affirmed that the three parties would be respectful and supportive as neighbours and friends and collaborate on outstanding issues, with future generations in mind, to their mutual benefit. The zoning amendment process provides an opportunity to demonstrate this commitment.

Official Community Plan

The subject site is designated as Residential - Urban in the OCP which allows for a variety of residential development. The proposed rezoning will align with this intent by enabling a variety of residential developments in close proximity to services and amenities provided within the Copper Ridge and Granger neighbourhoods. The rezoning also aligns with the broad support within the OCP for increasing the housing stock in existing neighbourhoods.

Proposed Development and Zoning Approach

The current zoning of the subject site is FP, which is intended to protect land until such time planning has occurred to determine appropriate zoning. As noted, it was determined that the most appropriate zoning for the subject site is RCS2. The RCS2 zone was selected based on the preferred size of the lots and because the comprehensive zones require greater design standards. The RCS2 zone also allows for living suites and garden suites, providing a variety of housing options. The proposed development will require a development agreement with the City to allow for road construction and installation of water, sewer, storm, and utilities. Lot clearing, grading, driveways, power connection, and the construction of dwellings will be the responsibility of private developers.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-26, a bylaw to amend the zoning of KDFN Settlement Land Parcel C-112B-2, and a portion of KDFN Settlement Land Parcels C-112B-1 and C-112B-3 to allow for a residential development, be brought forward for consideration under the bylaw process.